

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JANUARY 10, 2008**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: M. MARGO WHEELER**

☐ Consent ☒ Discussion

**SUBJECT:**

**VAR-25763 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: WILLIAM AND DEBRA BURGOS** - Request for a Variance TO ALLOW A PROPOSED 19.25-FOOT HIGH, 2,400 SQUARE-FOOT DETACHED ACCESSORY STRUCTURE, CLASS II (BARN/STORAGE SHED) WHERE A 16.25-FOOT HIGH, 1,090 SQUARE-FOOT ACCESSORY STRUCTURE IS ALLOWED on 1.04 acres at 6161 Jo Marcy Drive (APN 125-14-506-002), R-E (Residence Estates) Zone, Ward 6 (Ross)

**P.C.: FINAL ACTION (Unless appealed within 10 days)**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**

**0**

**City Council Meeting**

**0**

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**

**3**

**City Council Meeting**

**0**

**RECOMMENDATION:**

**DENIAL**

**BACKUP DOCUMENTATION:**

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letters
6. Submitted after final agenda – Support postcard

Motion made by SAM DUNNAM to Hold In Abeyance to 2/14/2008

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

GLENN TROWBRIDGE, SAM DUNNAM, DAVID STEINMAN, BYRON GOYNES, RICHARD TRUESDELL, STEVEN EVANS, VICKI QUINN; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-None)

Minutes:

CHAIRMAN GOYNES declared the Public Hearing open.

ANDY REED, Planning and Development Department, stated that staff finds no hardship associated with the site and recommended denial.

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BILL BURGOS was present. He stated that he proposes to construct a barn large enough to accommodate his large vehicles and farm equipment and also hay storage. He maintained that the appearance of the barn would be similar to his residence as well as the neighboring homes and structures. He asked for approval.

TODD FARLOW, 240 North 19th Street, asked for the size of the property. MR. BURGOS replied that the parcel is just a little over an acre. MR. FARLOW commented that if the structure is a barn and to be used as a barn, it should not have to have the appearance of a residence. MR. BURGOS later responded that the building will be constructed to look exactly like a barn, red and steel structured.

TED RUSSELL, resident of Las Vegas, believed that the proposed structure would be acceptable when the items moves forward to City Council.

Commenting on the look of the structure, COMMISSIONER EVANS asked whether the building would be visible to the neighbors. MR. BURGOS replied it would be visible as it sits on an acre lot.

COMMISSIONER TRUESDELL remarked that there are several ancillary structures that are so monstrous and out of character for the area. MR. BURGOS replied that his intention is to build a barn that will function as a safe haven for his animals and storage for his vehicles and equipment.

COMMISSIONER DUNNAM requested the applicant provide an illustration of the proposed structure.

Prior to the vote, COMMISSIONER EVANS stated that he supported holding this item as well as having the applicant provide the information as requested by COMMISSIONER DUNNAM; however, he did not want that to be misinterpreted as approval since he still had reservations about steel structures.

COMMISSIONER TROWBRIDGE indicated that letters of support from the applicant's neighbors would definitely influence his support.

COMMISSIONER QUINN remarked that she would be willing to support the variance after evaluating the information requested by her colleagues.

Addressing the issue of support, COMMISSIONER STEINMAN asked the applicant to make every effort to get some form of support from the neighbor closest to his property.

CHAIRMAN GOYNES declared the Public Hearing closed.